114.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,800 /	824,800
					USE VALUE:	824,800 /	824,800
					ASSESSED:	824,800 /	824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZELLMER JILL A &
Owner 2:	MCGILL HENRI M
Owner 3:	
Street 1:	235 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAKER MARGUERITE Y -
Owner 2:	LIFE ESTATE -
Street 1:	235 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4791.000	430,200		394,600	824,800
Total Card	0.110	430,200		394,600	824,800
Total Parcel	0.110	430,200		394,600	824,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.98 | /Parcel: 536.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73137
GIS Ref	
GIS Ref	
Insp Date	08/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,200	0	4,791.	394,600	824,800		Year end	12/23/2021
2021	101	FV	417,600	0	4,791.	394,600	812,200		Year End Roll	12/10/2020
2020	101	FV	417,700	0	4,791.	394,600	812,300	812,300	Year End Roll	12/18/2019
2019	101	FV	318,000	0	4,791.	400,200	718,200	718,200	Year End Roll	1/3/2019
2018	101	FV	328,100	0	4,791.	298,800	626,900	626,900	Year End Roll	12/20/2017
2017	101	FV	328,100	0	4,791.	270,600	598,700	598,700	Year End Roll	1/3/2017
2016	101	FV	329,600	0	4,791.	259,300	588,900	588,900	Year End	1/4/2016
2015	101	FV	297,900	0	4,791.	219,900	517,800	517,800	Year End Roll	12/11/2014

!8869!

PRINT

Date	Time
12/30/21	08:04:26

LAST REV

Date	Time
05/29/19	15:35:05
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER MARGUERIT	63613-206		5/15/2014		603,000	No	No		
BAKER MARGUERIT	39456-60		6/5/2003	Family		No	No		Marguerite Baker d.o.d 1/7/2014. Bk 63613 Pg
	9006-288		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	73137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2019	63	Add Att	17,000	C				
9/25/2015	1425	Heat App	5,000		9/25/2015			Install 2 AC units
8/29/2014	1029	Add Bath	28,000					
8/18/2014	999	Demoliti	2,000		8/18/2014			Interior demo.

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
8/29/2014	Info Fm Prmt	PC	PHIL C
3/27/2009	Meas/Inspect	163	PATRIOT
3/9/2000	Inspected	276	PATRIOT
2/15/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4791		Sq. Ft.	Site		0	70.	1.18	5									394,610						394,600	

Total AC/HA:	0.10999	Total SF/SM:	4791	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,610	Spl Credit		Total:	394,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.97272485
Adj $ / SQ:	168.639
Other Features:	95900
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450978
Depreciation:	20745
Depreciated Total:	430233

COMMENTS

OF=SINK N BMT, WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

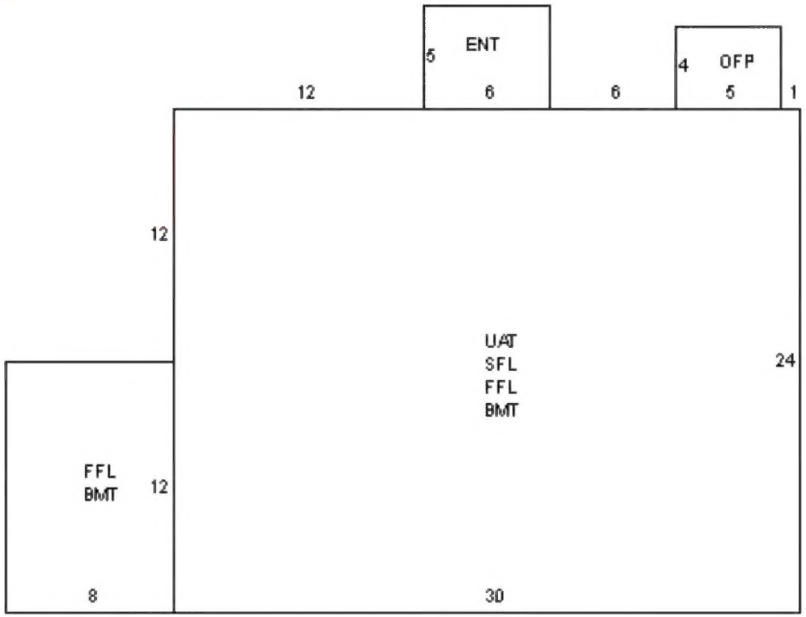
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.50
Special Features:	0	Val/Su Net:	166.62
Final Total:	430200	Val/Su SzAd	280.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.590	41,283
FFL	First Floor	816	168.640	137,609
SFL	Second Floor	720	168.640	121,420
UAT	Upper Attic	180	67.460	12,142
ENT	ENTRY	30	25.680	770
OFP	Open Porch	20	42.800	856

Net Sketched Area:	2,582			Total:	314,080
Size Ad	1536	Gross Area	3122	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

114.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	